



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 12/16/03

AGENDA ITEM 5

WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** Director of Community and Economic Development

**SUBJECT:** Final Map Tract 7341 – Purcell Family Trust, (Subdivider) - Approval of Final Map, Authorize the City Manager to Execute a Subdivision Agreement

**RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution pertaining to Final Map Tract 7341.

**DISCUSSION:**

The subject final map is for eight townhouse units, located at Alice Street and Winton Avenue. The tentative map and zone change were approved by the City Council in April 2002. This final map includes nine parcels: eight for the town-homes, one parcel for the private driveway and common area.

A portion of the existing right-of-way at the northwest corner of Winton Avenue and Alice Street was acquired to accommodate the transition of the street from a 52-foot curb-to-curb width (70-foot-right-of-way), to a 30-foot-wide, curb-to-curb, wide section (60-foot-right-of-way). This transition leaves a portion of right-of-way between the back of sidewalk and the property line that is not required for street purposed and should be vacated. This portion, when vacated, may then be used for landscaping for the tract. The vacation of the proposed portion would provide additional landscaping and be a part of the required building setback. The City will execute and record a Quit Claim Deed of said portion to the developer to clarify and produce a clear and clean title to the site.

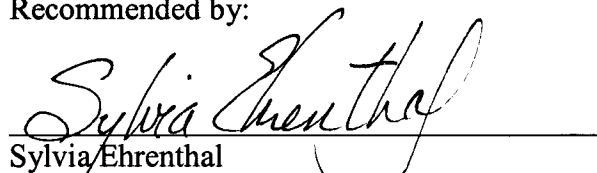
The final map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of \$28,951 and an equal amount for labor and materials.

Prepared by:

A handwritten signature in black ink, appearing to read "A. S. Gaber", is written over a horizontal line.

Andrew S. Gaber, Development Review Engineer

Recommended by:

A handwritten signature in cursive script, appearing to read "Sylvia Ehrental", written over a horizontal line.

Sylvia Ehrental

Director of Community and Economic Development

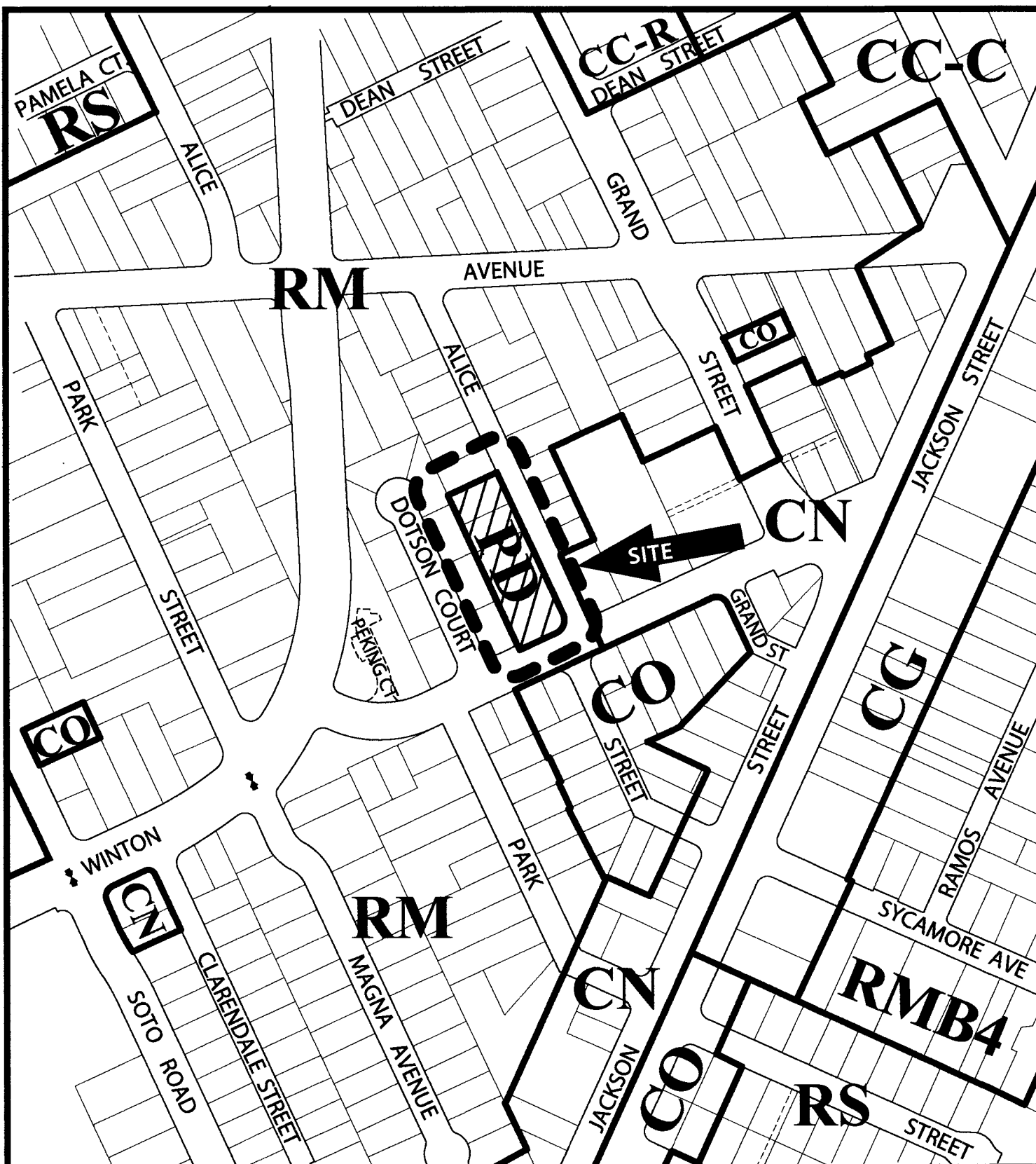
Approved by:

A handwritten signature in cursive script, appearing to read "Jesús Armas", written over a horizontal line.

Jesús Armas, City Manager

Attachments: Exhibit A:     Area Map  
                                     Draft Resolution

12/3/03



### Area & Zoning Map

SPR 01-130-12

Address: 338 Winton Avenue

Applicant: Brian Purrell for Trust

Owner: Brian & Kimberly Purrell

CC-C-Central City-Commercial

CC-R-Central City-Residential

CG-General Commercial

CN-Neighborhood Commercial

CO-Commercial Office

RM-Medium Density Residential RMB 3.5, RMB 4

RS-Single-Family Residential, RSB4, RSB6



**EXHIBIT A**

# DRAFT

## HAYWARD CITY COUNCIL

RESOLUTION NO. 03-

Introduced by Council Member \_\_\_\_\_

### RESOLUTION APPROVING FINAL MAP FOR TRACT 7341 AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION AGREEMENT

WHEREAS, there has been presented to the City Council of the City of Hayward, Final Map Tract 7341 which is for an eight unit townhouse, located at Alice Street and Winton Avenue; and

WHEREAS, the Director of Community and Economic Development and Director of Public Works recommend approval of Final Map Tract 7341.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward does hereby find that Final Map Tract 7341 is in substantial conformance with the Tentative Map, and does hereby approve Final Map Tract 7341.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7341 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2003

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward